



## **REGULAR MEETING OF THE CITY COUNCIL AND THE CITY COUNCIL SITTING AS THE REDEVELOPMENT AGENCY**

**REGULAR CC/RDA MEETING  
Council Chambers in City Administrative Services Building  
68-700 Avenida Lalo Guerrero  
Cathedral City, CA 92234**

**WEDNESDAY, JANUARY 28, 2004**

**Study Session - 3:00 p.m.  
Regular Meeting - 6:30 p.m.  
(Or As Soon Thereafter as the Meeting May be Commenced)**

**Copies of each current agenda will be available in the City Hall Lobby Thursday afternoon prior to the scheduled Council meeting. A copy of the complete agenda book is also available for public review in the City Hall Lobby on that same schedule. If you have any additional questions or need further information on any of the following items, please contact the Deputy City Clerk at 770-0322 between the hours of 7:00 a.m. and 6:00 p.m. Monday through Thursday. PLEASE REMEMBER THAT CITY HALL IS CLOSED EVERY FRIDAY.**

### **3:00 P.M.- STUDY SESSION**

1. Employee Service Awards.
2. Municipal Code amendment 03-02: a request to adopt an inclusionary housing ordinance establishing procedures and requirements for the provision of affordable housing.
3. Second quarter budget status report.
4. Adoption of amended and restated declaration of Covenants Conditions and Restrictions and reservation of easements for the Cathedral City Auto Center.
5. Presentation regarding development of 25 acres of land West of the West Cathedral Canyon storm channel and South of East Palm Canyon Drive.
6. Review of January 28<sup>th</sup>, 2004, City Council/Redevelopment Agency Board agendas.
7. City Council/staff reports and inquiries of new or ongoing projects.
8. Closed Session urgency items.

**CC/RDA MEETING**  
**JANUARY 28, 2004**  
**Page 2**

**CC/RDA MEETING:**  
**CLOSED SESSION**

1. CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION pursuant to Government Code Section 54956.9, Subd. (b).  
**Number of Potential Cases: 1**
2. CONFERENCE WITH LABOR NEGOTIATOR pursuant to Government Code Section 54957.6  
Agency Negotiator: Donald Bradley, City Manager  
Represented Employees: 1) Cathedral City Firefighters Association (CCFFA);  
2) Cathedral City Police Officers' Association (CCPOA); and  
3) Cathedral City Public Safety Management Association (CCPSMA);
3. CONFERENCE WITH LEGAL COUNSEL REGARDING EXISTING LITIGATION pursuant to Government Code Section 54956.9, Subd. (k):  
**Case Name:** Glenn Haas, Jeff Miller, Brian Hirzel and Cathedral City Police Officers Association vs. Cathedral City; Cathedral City Police Department; Stan Henry, Chief of Police; John Holcomb, Captain; Gregory J. Savelli, Lieutenant; Sandra Hatfield, Dispatch Supervisor, et al.  
**Case No.:** United States District Court, Central District of California Case No. EDCV 02-965
4. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.  
Property Location: 67-322 Mission Court  
APN# 677-392-008  
Negotiating Parties: Redevelopment Agency and Elias Lopez and Evangelina Lopez  
Property Owner: Elias Lopez and Evangelina Lopez  
Under Negotiation: Disposition of Land/Exchange of property
5. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.  
Property Location: Palm Springs Cemetery District  
APN# 670-080-001  
Negotiating Parties: City of Cathedral City and Palm Springs Cemetery District  
Property Owner: Palm Springs Cemetery District  
Under Negotiation: Property acquisition
6. PERSONNEL MATTER pursuant to Government Code Section 54957.  
**Issue for Discussion:** Employee Discipline/Dismissal/Release

**CC/RDA MEETING**  
**JANUARY 28, 2004**  
**Page 3**

**MINUTES**

Approval/Correction of minutes from the regularly scheduled City Council/RDA Board meeting held on Wednesday, January 14, 2004.

**SCHOOL REPORTS**

Receive School Reports presented by Martin Silva and Vivian Enriquez, Students from Cathedral City High School.

**PRESENTATIONS AND PROCLAMATIONS**

- Employee Service Awards. (Mayor Stettler)
- Elks Lodge 50<sup>th</sup> Anniversary Proclamation. (Council Member DeRosa)

**CONSENT AGENDA**

1. Receive and file claims and demands in the aggregate amount of \$2,495,938.19 for the month of December, 2003.
2. Authorization to negotiate the development of approximately 25 acres of land West of the West Cathedral Canyon storm channel and South of East Palm Canyon Drive.
3. Zoning ordinance amendment 03-317: A revision to Ordinance 580 to correct the section numbers within the ordinance for appropriate placement in the zoning ordinance, regarding residential lot being used for parking purposes when said lot is adjacent to a commercially zoned lot that has frontage on Ramon Road.
4. Municipal Code amendment 04-01: Proposed Ordinance of the City Council for the City of Cathedral City, amending the membership requirements of the Architectural Review Committee (ARC) as defined in section 9.78.020 of the Cathedral City Municipal Code. **(2<sup>nd</sup> Reading)**
5. Renewal of federal surplus property eligibility.
6. Purchase of house at 33-817 Rancho Vista Drive (Farmer-Wilson).

**PUBLIC HEARINGS**

7. Municipal Code amendment 03-02: A request to adopt an inclusionary housing ordinance establishing procedures and requirements for the provision of affordable housing.
8. Proposed Resolution of the City Council for the City of Cathedral City, sitting also as the Redevelopment Agency Board, consenting to the exchange of a property acquired with affordable housing funds for an equivalent property, by and between the City of Cathedral City/ Redevelopment Agency and Elias Lopez and Evangelina Lopez, husband and wife.

**LEGISLATIVE ACTION(S)**

9. Proposed Resolution of the Redevelopment Agency of the City of Cathedral City, approving the execution of an amended owner participation agreement (OPA) by and between the Redevelopment Agency of the City of Cathedral City and Cathedral City Heritage Park, L.P.
10. Approval of letter on the draft SCAG 2004 Regional Transportation Plan (RTP), dated October 2003, titled " Destination 2030" for submittal to the Southern California Association of Governments (SCGA).
11. Municipal Code amendment 03-01: Proposed Ordinance of the City Council for the City of Cathedral City, adopting a development agreement ordinance establishing procedures and requirements for the consideration or property developments.
12. A request to direct staff to augment the budget by an additional \$ 17,770.00 for an existing contract with Terra Nova Planning and Research for environmental consultant services for a proposed golf course project, to be paid by the project applicant.
13. Authorization to purchase three alternative fuel vehicles for the housing and fire departments utilizing air quality and housing funds.)
14. Second extension of reimbursement agreement No. 335 between the City of Cathedral City and Landau Development Company (Irv Green).
15. Authorization for staff to execute a professional services agreement with Albert Grover & Associates, Inc. to perform the five -year City wide speed survey.
16. Approval of consultant contract with Muni Financial for assessment engineering for the proposed Dream Homes street and sewer district formation (AD 2004-01).

**COUNCIL REPORTS ON CITIZEN INQUIRIES AND CONCERNS.**

**ADJOURNMENT**

The next regularly scheduled meeting of the City Council/Redevelopment Agency Board will be held on **Wednesday, February 11<sup>th</sup>, 2004.**

This **Agenda** is also available for viewing on the City's Web Site. The Web Site address is [www.cathedralcity.gov](http://www.cathedralcity.gov)

Daryl Betancur, Deputy City Clerk  
City of Cathedral City